

02-○ -0039

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-74
7-27-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1930 Defoor Avenue, N.W.** be changed from the **RG-2 (Residential General-Sector 2)** District to the **RG-3 (Residential General-Sector 3)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **186** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

LEGAL DESCRIPTION (1934 DEFOORS AVENUE)

All that tract or parcel of land lying and being in Land Lot 186 of the 17th District, 2nd Section of Fulton County, Georgia and being more particularly described as follows:

Beginning at a intersection of the West Land Lot Line of 186 and Defoors Avenue (40 foot right-of-way) THENCE southerly along said right-of-way a distance of 729.00 feet to a one-half inch re-bar found at the **True Point of Beginning**; THENCE continuing along said right-of-way South 33 degrees 09 minutes 31 seconds East a distance of 27.29 feet to a point; THENCE along a curve to the right having a radius of 1006.19 feet, having an arc distance of 122.51 feet to a one and a half inch open-top pipe found. Said curve being subtended by a chord bearing of South 29 degrees 40 minutes 14 seconds East a distance of 122.44; THENCE leaving said right-of-way South 85 degrees 22 minutes 54 seconds West a distance of 545.31 feet to a one-half inch re-bar set; THENCE North 00 degrees 27 minutes 50 seconds West a distance of 146.55 feet to a one and a half inch open top pipe found; THENCE North 00 degrees 43 minutes 45 seconds West a distance of 1.31 feet to a one-half inch re-bar set; THENCE North 86 degrees 53 minutes 58 seconds East a distance of 467.48 feet to a one-half inch re-bar found at the **True Point of Beginning**.

Said tract or parcel of land containing 1.64 acres more or less.

Z-01-74

01-0-1677

(Do Not Write Above This Line)

AN ORDINANCE Z-01-74
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE
RG-2 (RESIDENTIAL GENERAL-SECTOR
2) DISTRICT TO THE RG-3
(RESIDENTIAL GENERAL-SECTOR 3)
DISTRICT, PROPERTY LOCATED AT
1930 DEFOOR AVENUE, N.W., FRONTING
150 FEET ON THE WESTERLY SIDE OF
DEFOOR AVENUE BEGINNING 729 FEET
SOUTHERLY FROM THE WEST LINE OF
LAND LOT 186. DEPTH: 545.31
FEET; AREA: 1.6 ACRES; LAND LOT
186, 17TH DISTRICT, FULTON
COUNTY, GEORGIA.
OWNER: CAROLYN J. WEST
APPLICANT: JIM W. BROWN
NPU-D COUNCIL DISTRICT 9

- ☐ **CONSENT REFER**
☒ **REGULAR REPORT REFER**
☐ **ADVERTISE & REFER**
☐ **1st ADOPT 2nd READ & REFER**

Date Referred

10/15/01

Referred To:

CRB & Zoning

First Reading

Committee

Date

Chair

CRB
10-5-01
John M. Brown

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Refer To

COUNCIL ACTION

☐ 2nd

☐ 1st & 2nd

☐ 3rd

Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION

ZONING REVIEW BOARD
DEFERRED
ON <u>November 9, 2001</u>
UNTIL <u>January, 2002</u>
CHM. <u>Dale J. Warr</u>

DEPARTMENTAL AUTHORIZATION

02-0-0040

(Do Not Write Above This Line)

AN ORDINANCE Z-01-76
BY: ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER TO BE ENTITLED CHAPTER 33.1M (LIVE WORK) DISTRICT REGULATIONS AND TO AMEND CHAPTER 28.A.0010. BY ADDING A NEW SUBSECTION (39) 1M (LIVE WORK) DISTRICT, AND FOR OTHER PURPOSES.

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER *Refer*
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred 1/7/02

Referred To: ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

- ☐ 2nd ☐ 1st & 2nd ☐ 3rd
- ☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION

Municipal Clerk
Atlanta, Georgia

02-0-0040

Z-01-76

AN ORDINANCE BY
ZONING COMMITTEE

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA BY CREATING A NEW CHAPTER TO BE ENTITLED CHAPTER 33. LW (LIVE WORK) DISTRICT REGULATIONS AND TO AMEND CHAPTER 16-28A.010 BY ADDING A NEW SUBSECTION (39) LW (LIVE WORK) DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, many existing industrial properties are surrounded by residential neighborhoods; and

WHEREAS, many existing industrial properties face increased pressure to rezone to zoning categories which allow for mixed use and residential development; and

WHEREAS, many existing mixed use and residential zoning categories allow for uses and activities that are not conducive to building nor supporting neighborhoods' quality of life; and

WHEREAS, these districts should have the quality of sidewalks and pedestrian amenities that support linkages with nearby residential neighborhoods; and

WHEREAS, certain industrial uses such as studios, artist spaces and galleries should be preserved in these areas; and

WHEREAS, these districts should offer neighborhood commercial services and should be protected from encroachment of automobile-oriented large uses; and

WHEREAS, the City Sign Ordinance should be amended to include regulations for the LW (Live Work) District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, AS FOLLOWS:

Section 1: That the 1982 Zoning Ordinance of the City of Atlanta is hereby amended by adding a new Chapter 33. LW (Live Work) District Regulations, which shall read as shown on the attached "Exhibit A".

Section 2: That Chapter 16-28A.010 of the City of Atlanta Municipal Code, the Sign Ordinance, be amended by adding a new subsection (39) to read as follows:

(39) LW (Live Work) District: The regulations for the LW District shall be the same as the regulations in Subsection (3) R-LC (Residential Limited Commercial) District, provided that;

- a. Signs Extending Over the Right-of-Way Prohibited: No sign shall extend or project over any property line onto sidewalk or street right-of-way, except that signs may extend over the supplemental zone.

Section 3: That all ordinances or parts of ordinances in conflict with this ordinance shall be repealed.

02-0-0039

(Do Not Write Above This Line)

AN ORDINANCE Z-01-74

BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE RG-2 (RESIDENTIAL GENERAL-SECTOR 2) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 1930 DEFOOR AVENUE, N.W., FRONTING 150 FEET ON THE WESTERLY SIDE OF DEFOOR AVENUE BEGINNING 729 FEET SOUTHERLY FROM THE WEST LINE OF LAND LOT 186. DEPTH: 545.31 FEET; AREA: 1.6 ACRES; LAND LOT 186, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: CAROLYN J. WEST
APPLICANT: JIM W. BROWN
NPU-D COUNCIL DISTRICT 9

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER

Date Referred 1/7/02

Referred To: ZRB+Zoning

Committee First Reading
Date
Chair

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

(4-8)
ZRB + 3c

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

Committee

Date

Chair

Action:

Fav, Adv, Held (see rev. side)

Other:

Members

MAYOR'S ACTION

CERTIFIED

- ☐ 2nd ☐ 1st & 2nd ☐ 3rd
- Readings
- ☐ Consent ☐ V Vote ☐ RC Vote

COUNCIL ACTION